



64 Course Park Crescent, Titchfield Common, PO14 4DW

Offers In Excess Of £100,000



Course Park Crescent |
Titchfield Common | PO14 4DW
Offers In Excess Of £100,000

W&W are pleased to offer for sale this ground floor studio apartment. The property boasts living room/bedroom, kitchen & bathroom. The property also benefits from allocated parking.

Course Park Crescent is situated with local shops & schools within walking distance, with further amenities of Park Gate & Locks Heath just a mile away. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station.





Ground floor studio apartment

Private location at the end of a cul de sac with the block overlooking the green

No chain ahead

18'3ft living room/bedroom with window to the front & built in storage cupboards

Kitchen with oven/hob to remain & space for additional appliances

Bathroom comprising two piece suite

Allocated parking

80 Years remaining on the lease

Ground rent charge approx. £84 PA

Service charge approx. £39 PA

Current building insurance approx. £214 PA

Communal electricity charge approx. £110 PA

'In our opinion' we feel that the property requires some updating

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

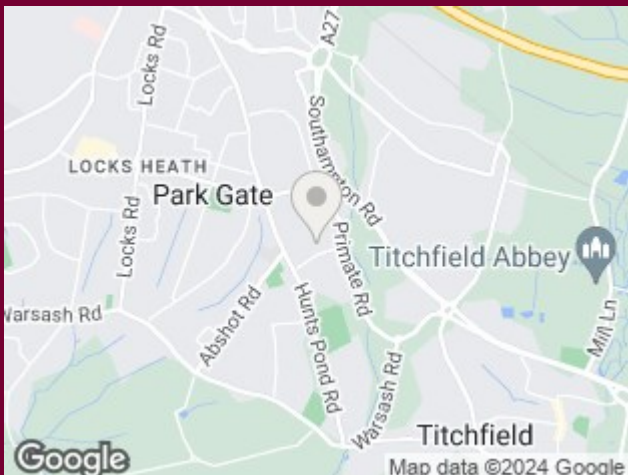
Heating - Electric storage heaters

Broadband - There is no broadband connected to the property

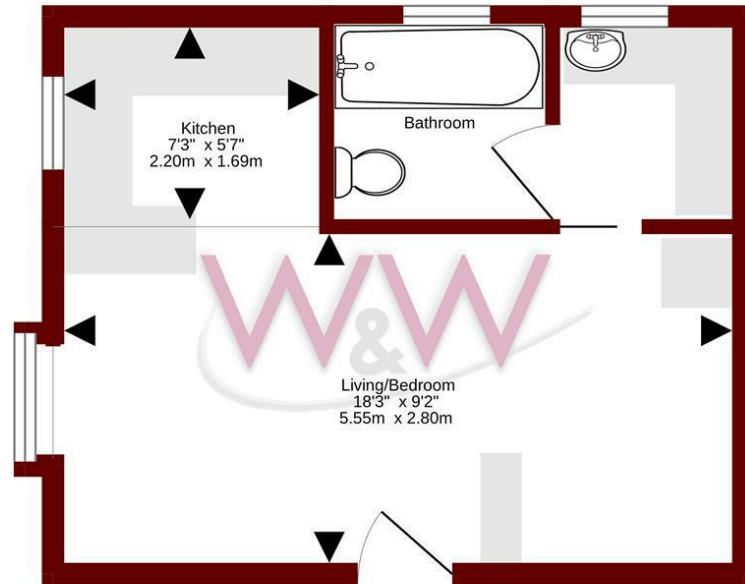
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>





Ground Floor
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 271 sq.ft. (25.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropro ©2024

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Council Tax Band - A - £1,376 Per Annum

Tenure - Leasehold

Current EPC Rating - E

Potential EPC Rating - C

20e Bridge Road
Park Gate
Southampton
Hampshire
SO31 7GE
01489 577990

parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk